



Wasatch County

Planning Department
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planning@co.wasatch.ut.us

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|-----------------|--|
| Application #: | |
| Zone: | |
| Tax ID Number: | |
| Date Received: | |
| Received By: | |
| Reviewed By: | |
| Date Completed: | |

Application for Final Site Plan – Planned Performance Development

Application Fee: \$300 + \$100 per lot /unit / ERU + Costs (Cost may include Out-of-Pocket account, legal noticing or mailings)

Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

Owner(s) of Record

Full Name: _____ Date: _____
Last First M.I.

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ E-mail Address: _____

Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name: _____
Last First M.I.

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ E-mail Address: _____

Project Information

Project Name: _____

Project Location: _____

Street Address Subdivision/City

Parcel Number(s) Section(s) Township(s) Range(s)

Project Description: (Including number of lots or units, acreage and/or building square footage)

Prior Approvals: (list any prior county approval/permits issued for the subject property)

The below checklist must be included with your application with all items checked off as complete or your application will not be processed.

The Planned Performance Development is to encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces and clustering of dwelling units. These provisions are intended to create more attractive and more desirable environments within Wasatch County.

Planned Performance Developments are applicable to the (M) Mountain, (TROZ) Transitional Residential Overlay Zone and (SRZ) Strawberry Recreation Zone.

Regulations:

Compliance with Development Code. - Any Planned Performance Development must meet the requirements of Wasatch County Development Code, regarding lighting, landscaping, emissions, signs, environmental regulations or any other section that indicates applicability to the development being considered.

Planned Performance Development Checklist - Final

Preliminary Application Requirements:

- ☐ Submit a complete application for Large Scale Development and pay the application fee.
- ☐ Two (2) copies of D-size sheets (24"x36").
- ☐ One (1) copy of 11"x17".
- ☐ **Provide a CD containing 'pdf' files of entire application / all documents;**
- ☐ One (1) copy electronic file: DWG, DXF File format in either State Plane Central Zone NAD 27 or 83 or UTM NAD 27 or 83 (in feet or meters) coordinate system.

Please note: It is important for the applicant to provide the electronic file in the proper coordinate system, otherwise the applicant will be assessed a cost of \$65.00 per hour for the Wasatch County GIS department to make the conversion.

- ☐ Electronic file must also include the following:
 - ☐ All pages of the plat;
 - ☐ Aerial photographs;
 - ☐ Photo simulations
 - ☐ Vicinity map;
 - ☐ Elevation contours;
 - ☐ Landscape plan;
 - ☐ Site plan;
 - ☐ Engineering drawings;
 - ☐ Elevation profiles;
- ☐ Development name and address;
- ☐ North point, scale (not smaller than 1" = 100'), date;
- ☐ Development phase number, if a phased project;
- ☐ Names, addresses, and telephone numbers of developer, engineer, and current owners;
- ☐ Nearest section corner tie, township(s), and range(s);
- ☐ Lot lines, dimensions and area; adjacent lots and phases;
- ☐ Existing and proposed easements, walkways, trails, streets, and rights-of-way (public and private), and trails, including widths, names, and numbers; proposed dedications of public use areas; existing and proposed curb, gutter and sidewalk (public and private);
- ☐ Existing waterways (including irrigation and piping);
- ☐ Topography (contours at two (2) foot intervals) and site drainage plan which illustrate existing and proposed conditions;
- ☐ Existing vegetation to remain on development and natural features of the land;
- ☐ Sensitive lands including, but not limited to slopes over thirty (30) percent, flood hazard boundary, wetlands, high water table areas and geologic hazards;

- ❑ Soils testing and analysis. Geotechnical studies as required by this Title;
- ❑ UDOT approval for access to state roads; approval of Wasatch County Flood Control; approval of Army Corps of Engineers in wetlands or high water table areas; approvals of power, gas, telephone and cable companies where easements are proposed and service is required;
- ❑ Final grading plans illustrating cut and fill limits and limits of disturbance;
- ❑ Temporary construction erosion control plan;
- ❑ Final drainage plan illustrating methods of controlling runoff, directing water flow, and detention / retention areas;
- ❑ Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system;
- ❑ Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures including materials and colors;
- ❑ Landscaping plan with irrigation system and plant species and sizes;
- ❑ Parking, access, and loading plan;
- ❑ Lighting plan;
- ❑ Fencing plan;
- ❑ Signage plans shall comply with Wasatch County Sign Regulations as found in this Title;
- ❑ Architectural plans (floor plans, elevation, with materials);
- ❑ Tabulation of ERUs, as defined by the Plan, number of housing units by type and square footage, with the number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage;
- ❑ Special Service District approval letter; and
- ❑ Mitigating measures (to conform with Wasatch County Development Code and design standards as found in this document), and any other information as required by the County as a condition of approval.
- ❑ Any additional information required by the Planning Staff or Planning Commission.

Final Documentation: The following official documents prepared in a manner that will fully present information called for on forms provided by the County:

- ❑ A development agreement drafted by the County Attorney including the following:
 - ❑ Maintenance agreement between the Developers, Property Owners Association, JSSD, and the County, providing for the establishment of an impound account as a means of assuring proper maintenance of the development;
 - ❑ Open space agreement acceptable to the County;
 - ❑ Affordable housing agreement approved by the County;

Final Plat Recording: A final plat shall be prepared on a reproducible Mylar drawn in accordance with County standards at a scale not smaller than one inch equals one hundred feet (1" = 100') and shall show the following:

- ❑ Boundaries of the development and location of all required survey monuments;
- ❑ Location of all lot lines;
- ❑ Location and extent of all street and other parcels of land to be dedicated to the public and to be retained in private ownership with specific notation of private or public;
- ❑ Location and extent of all easements;
- ❑ The certifications previously proposed and approved as part of the final documentation provided.

The following certifications should be on the final plat:

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| ❑ Owner's dedications; | ❑ Jordanelle Special | ❑ Weed Board; |
| ❑ Corporate Dedication (if applicable) | Service District; | ❑ Public Works; |
| ❑ Leinholder's Consent | ❑ Jordanelle Special | ❑ County Planning Office; |
| ❑ Surveyors certificate of accuracy of survey; | Improvement District; | ❑ Wasatch County |
| ❑ County Surveyor's; | ❑ County Executive with | Engineer; |
| ❑ Planning Commission; | Attest by County Clerk | ❑ Wasatch County Water |
| | ❑ County Fire Chief; | Board; |
| | ❑ County Attorney's; | ❑ Sheriff's Office; |
| | ❑ Health Department; | |

The following documents are required with final plat submittal for surveyor review:

- ☐ Copy of the proposed subdivision
- ☐ Copy of the filed Record of Survey
 - ☐ If the record of survey has not been filed, ***the process stops until such time as the survey is accepted and filed.***
 - ☐ If this is a subsequent phase, then the proposed plat shall show the recorded file number of the record of survey and/or paper copy of the survey.
- ☐ Copy of the coordinate sheet showing the courses and distances of the proposed subdivision boundary and the error of closure.
- ☐ Copy of the coordinate sheet showing the lot closure, area of the lot in square feet and acres, and the error of closure. This is required for each and every lot in the plat. Also, open space and roadways are to be treated as individual lots.

Please Read And Sign Before Application Submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of
Owner/ Agent: _____ Date: _____

IMPORTANT:

Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.